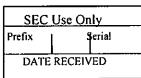
# FORM D

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, DC 20549

FORM D

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, **SECTION 4(6), AND/OR** UNIFORM LIMITED OFFERING EXEMPTION



07066704

( check if this is an amendment and name has changed, and indicate change.) Name of Offering TIC Carrington Ridge, LLC - \$8,550,000 Offering Filing Under (Check box(es) that apply): ☐ Section 4(6) ☐ Rule 504 □ Rule 505 X Rule 506 Type of Filing: New Filing Amendment A. BASIC IDENTIFICATION DATA Enter the information requested about the issuer ( check if this is an amendment and name has changed, and indicate change.) Name of Issuer TIC Carrington Ridge, LLC Telephone number (including area code) (Number of Street, City, State, Zip Code) Address of Executive Offices (800) 577-4842 101 North Main Street, 12th Floor, Greenville, South Carolina, 29601 Address of Principal Business Operations (Number and Street, City, State, Zip Code) Telephone number (including area code) (if different from Executive Offices) **Brief Description of Business** Real estate investment in a 290-unit apartment community located in Stockbridge, Georgia Type of Business Organization other (please specify): Delaware limited partnership, already formed corporation business trust Limited Liability Company ☐ limited partnership, to be formed Year Month PROCESSED □ Estimated Actual Actual or Estimated Date of Incorporation or Organization: Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State: E JUN 0 7 2007 Ε D CN for Canada; FN for other foreign jurisdiction) FINANCIAL GENERAL INSTRUCTIONS Federal: Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501, et seq., or 15 U.S.C. 77d(6). When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address. Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549. Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures. Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC. Filing Fee: There is no federal filing fee. State: This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed. ATTENTION Failure to file notice in the appropriate state will not result in loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated upon the filing of a federal notice.

Potential persons who are to respond to the collection of information contained in this form

## A. BASIC IDENTIFICATION DATA

	-		orate general and managing pa		
Check Box(es) that Apply:		⊠ Beneficial Owner	☐ Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, if FIC Properties, LLC	individual)				
Business or Residence Addres 101 North Main Street			ina, 29601		
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner		☐ Director	General and/or Managing Partner
Full Name (Last name first, if Boyd, John W.	individual)				
Business or Residence Addres 101 North Main Street			ina, 29601		
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, if	individual)				
Workman, Josh A.					
Workman, Josh A. Business or Residence Addres 101 North Main Street			lina, 29601		
Business or Residence Addres			lina, 29601 ⊠ Executive Officer	Director	General and/or Managing Partner
Business or Residence Address O1 North Main Street Check Box(es) that Apply: Full Name (Last name first, if	Promoter	reenville, South Carol		Director	
Business or Residence Address 101 North Main Street Check Box(es) that Apply: Full Name (Last name first, if Aiesi, Paul M. Business or Residence Address	Promoter individual)  ss (Number and Street	Beneficial Owner  Beneficial Owner	☑ Executive Officer	Director	
Business or Residence Address 101 North Main Street Check Box(es) that Apply: Full Name (Last name first, if Aiesi, Paul M. Business or Residence Address 101 North Main Street	Promoter individual)  ss (Number and Street	Beneficial Owner  Beneficial Owner	☑ Executive Officer	☐ Director	General and/or Managing Partner  General and/or Managing Partner
Business or Residence Address O1 North Main Street	Promoter  individual)  ss (Number and Street, 12th Floor, G	Beneficial Owner  Beneficial Owner  Cet, City, State, Zip Code)  reenville, South Carol	⊠ Executive Officer		Managing Partner
Business or Residence Address 101 North Main Street Check Box(es) that Apply: Full Name (Last name first, if Aiesi, Paul M. Business or Residence Address 101 North Main Street Check Box(es) that Apply: Full Name (Last name first, if	Promoter  individual)  ss (Number and Street, 12th Floor, G Promoter  individual)  ss (Number and Street)	Beneficial Owner  cet, City, State, Zip Code)  Beneficial Owner  Beneficial Owner	⊠ Executive Officer  lina, 29601  ⊠ Executive Officer		Managing Partner
Business or Residence Addres  O1 North Main Street  Check Box(es) that Apply:  Full Name (Last name first, if Aiesi, Paul M.  Business or Residence Addres  Check Box(es) that Apply:  Full Name (Last name first, if Watson, Brandy D.  Business or Residence Addres	Promoter  individual)  ss (Number and Street, 12th Floor, G Promoter  individual)  ss (Number and Street)	Beneficial Owner  cet, City, State, Zip Code)  Beneficial Owner  Beneficial Owner	⊠ Executive Officer  lina, 29601  ⊠ Executive Officer		Managing Partner

(Use blank sheet, or copy and use additional copies of this sheet, as necessary)

				B. IN	IFORMA	TION AB	OUT OF	FERING				
l. Hast	he issuer sol	d, or does the	e issuer in	end to sell, to	non-accredi							No M
				ill be accepted	I from any in	dividual?			:	342,000		
*Th	e Compai	ny reserves	the rig	ht to accep	t less than	the minir	num purc	hase requ	irement a	ind to issu		<i>al intere</i> No
H. Enter solicitation registered voroker or d with the sa	the information of purchase with the SEC lealer, you make of securit	ation requeste ers in connect C and/or with may set forth t ies in this off	d for each ion with s a state or he inform ering.	of a single un person who hales of securit states, list the ation for that l	as been or w ies in the off name of the	vill be paid or vering. If a problem or de	r given, direct erson to be la aler. If more	ctly or indire isted is an as than five (5	ctly, any con sociated per (5) persons to	son or agent be listed are	similar remu of a broker of associated p	neration for dealer persons of
	ie, Micha	first, if indivi	duar)									
				Street, City, S a Mesa, C		le)						
	ssociated B	roker or Deal	er				-					
				Intends to So States)							A	11 States
AL]	[AK]	[AZ]	[AR]	[CA] XX		[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
, [L]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	, , [MD]	(MA)	[MI]	[MN]	[MS]	[MO]
MT)	(NE)	[NV] XX	(NH)	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	(OR)	[PA]
RI]	[SC]	[SD]	(TN)	[TX]	נעדן	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]
0542 S.	. Jordan (	Gateway, s	Suite 33	Street, City, S								
			-1:-24-4	1-4 d- 4- C-	Hair Busha			<del></del>				
				Intends to So States)							□ A	II States
AL]	[AK]	[AZ] XX	[AR]	[CA] XX	[CO] XX	[CT]	[DE]	[DC]	[FL] XX	[GA] XX	[HI] XX	[ID]
IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI] XX	[MN] XX	[MS] XX	[MO]
MT]	[NE]	[NV] XX	[NH]	[נא]	[NM]	[NY]	[NC] XX	[ND]	[OH] XX	[OK]	[OR] XX	[PA]
RI)	[SC]	[SD]	[TN]	[TX] <b>XX</b>	[UT]	[VT]	[VA] XX	[WA] XX	[WV]	[WI] XX	[WY]	[PR]
	(Last name	first, if indivi	idual)		•							
				Street, City, S 0, Salt Lal						-		
	ssociated B	roker or Deal Inc.	er									
				Intends to So States)							A	II States
AL]	[AK]	[AZ] XX	[AR]	[CA] XX	[CO]	[CT] XX		[DC] XX	[FL] XX	[GA]	(HI)	[ID] XX
L] XX	[IN] XX	[IA]	[KS]	[KY]	[LA]	[ME]	[MD] XX		[MI] <b>XX</b>	[MN]	[MS] XX	
мтј хх	[NE]	[NV]	[NH]	[NJ] XX	[NM]	[NY]	[NC]	[ND]	[OH] <b>XX</b>	[OK]	(OR)	[PA] XX
RI)	[SC]	[SD]	[TN]	[TX]	[UT]	[VT] XX	[VA] XX	[WA] XX	[WV]	[WI]	[WY]	[PR]

				B. IN	FORMA'	TION AB	OUT OF	FERING				
1. Has	the issuer sol	d, or does the	e issuer inte	nd to sell, to	non-accredit	ed investors	in this offer	ing?under ULOE				No ⊠
2. Wha	it is the minin	num investm	ent that will	be accepted	from any inc	dividual?			§	342,000		
*T/	ie Compar	iv reserves	the right	to accept	t less than	the minin	num purc	hase requ	irement a	nd to issu		i <b>al intere</b> No
4. Ente solicitation registered broker or with the s	s the offering or the informa n of purchase with the SEC dealer, you made of securiti e (Last name Robert	ition requeste its in connect and/or with hay set forth t ies in this off	d for each paion with sale a state or state or state informatering.	erson who hes of securit ates, list the	as been or w ies in the offe name of the	ill be paid or ering. If a pe broker or dea	given, direct crson to be little aler. If more	ctly or indire isted is an as e than five (5	ctly, any con sociated pers  i) persons to	nmission or s son or agent of be listed are	similar remu of a broker of associated p	neration for dealer persons of s
	or Residence ma Street,					(e)						
	Associated Bi		*-	ial Servic	es, Inc.							
	Which Person										□ A	ll States
[AL] XX	[AK] XX	[AZ] XX	[AR] XX	[CA] XX	[CO] XX	[CT] XX	[DE] XX	(DC) XX	[FL] XX	[GA] XX	{HI]	[ID] XX
[IL] XX	[IN] XX	[IA] XX	(KS) XX	[KY] XX	[LA] XX	[ME] XX	[MD]XX	[MA] XX	[MI] XX	[MN] XX	[MS] XX	[MO] XX
[MT] <b>XX</b>	[NE] XX	[NV] XX	[NH] XX	[NJ] XX	[NM] XX	[NY]	[NC] XX	[ND] XX	[OH] XX	[OK] XX	[OR] XX	[PA] XX
RI] XX	[SC] XX	[SD] XX	[TN] XX	[TX] XX	[UT] XX	[VT] XX	[VA] XX	[WA] XX	[WV] XX	[WI] XX	[WY] XX	[PR]
	or Residence			treet, City, S	tate, Zip Coo	le)						
	Which Persor					ers						.Il States
(C) [AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	(DE)	[DC]	[FL]	[GA]	— (HI)	[ID]
(IL)	[IN]	(IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
 [МТ]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[W1]	[WY]	[PR]
Full Nam	e (Last name	first, if indiv	idual)							<u>-</u>		•
Business	or Residence	Address (Nu	mber and S	treet, City, S	state, Zip Coo	de)				<u>.</u>		
Name of	Associated B	roker or Dea	ler.							<del></del>	<del></del>	
ivalic of	Associated B	TORCY OF IDEA.										
	Which Persor eck "All State										□ A	dl States
(AL)	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
(IL)	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[נא]	[NM]	[NY]	[NC]	[ND]	[OH]	{OK}	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

# C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES, AND USE OF PROCEEDS

1.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. the transaction is an exchange offering, check this box \( \square\) and indicate in the columns below the amounts exchanged.	Enter of the	"0" if the a securities of	nswer is Tered fo	"none' r excha	or "zero." If ange and already
	Type of Security		aggregate fering Price		Amo	ount Already Sold
	Debt	\$	0		\$	0
	Equity	\$	0		\$	0
	☐ Common ☐ Preferred					
	Convertible Securities (including warrants)	\$	0		\$	0
	Partnership Interests	\$	0		\$	0
	Other (Tenant In Common Interests)	\$	8,550,000	)	\$ 1	,208,970
	Total	\$	8,550,000	)	\$ 1	,208,970
Ans	swer also in Appendix, Column 3, if filing under ULOE.					
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if the answer is "none" or "zero."		Number avestors		Dol	ggregate ar Amount Purchases
	Accredited Investors	\$	5		\$ 1	,208,970
	Non-accredited Investors.	\$	0		\$	0
	Total (for filings under Rule 504 only)	\$	0		\$	0
	Answer also in Appendix, Column 4, if filing under ULOE.					
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type					
	listed in Part C - Question 1.		ype of		Dol	lar Amount
	Type of Offering	S	ecurity		•	Sold
	Rule 505	-	<del> </del>		\$_	
	Regulation A	_			\$_	<del></del>
	Rule 504	_			\$	
	Total				\$	
4.	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securitie this offering. Exclude amounts relating solely to organization expenses of the issuer. The informat given as subject to future contingencies. If the amount of an expenditures is not known, furnish an and check the box to the left of the estimate.	ion ma	y be e			
	Transfer Agent's Fees.	. <b>.</b>			\$	
	Printing and Engraving Costs			☒	\$	5,000
	Legal Fees			$\boxtimes$	\$	40,000
	Accounting Fees			Ø	\$	30,000
	Engineering Fees.				\$	
	Sales Commission (specify finders' fees separately)			$\boxtimes$	\$	598,500
	Other Expenses (due diligence fees, marketing expenses and miscellaneous offering expenses	)		Ø	\$	215,650
	Total			$\boxtimes$	\$	889,150

		ate offering price given in response to Part C - Questio e to Part C - Question 4.a. This difference is the "adjus			\$ <u>7,660,8</u>	<u>50</u>
5.	each of the purposes shown. If the amount for	oss proceeds to the issuer used or proposed to be used for any purpose is not known, furnish an estimate and total of payments listed must equal the adjusted gross	or			
	proceeds to the issuer set forth in response to	Part C - Question 4.0. above.	D	ayments to Officers, irectors & Affiliates	•	nents To
	Salaries and fees		□ \$	0	□ \$	C
	Purchase of real estate		□ \$	0	⊠ \$	6,250,000
	Purchase, rental, or leasing and installation o	f machinery and equipment	□ \$	0	□ \$	C
	Construction or leasing of plant buildings and	I facilities	□ \$	0	□ \$	C
	Acquisition of other businesses (including the offering that may be used in exchange for the		□ \$	0	□ \$	C
			□ \$	_	□ \$	(
		rim loans)		0		
	• • •		□ \$ □ \$	0	<b>⊠</b> \$	442,500
	Other (specify): acquisition and transaction of		<b>X</b> 3	749,893	⊠ \$	218,457
			— —	749,893	RΠ¢	6,910,957
			EN Φ			0,510,537
	Total Payments Listed (column totals added)			⊠ \$ <u>7.</u>	660,850	
		D. FEDERAL SIGNATURE				
on	issuer has duly caused this notice to be signed stitutes an undertaking by the issuer to furnish he issuer to any non-accredited investor pursua	by the undersigned duly authorized person; If this notice the U. S. Securities and Exchange Commission, upon to paragraph (b)(2) of Rule 502.	ice is filed to n written re	under Rule 50 quest of its st	5, the followin	g signature ation furnish
	er (print or type) C Carrington Ridge, LLC	Signatule		Date	10/101	
	ne of Signer (print or type) nn W. Boyd	Title of Sigher (print or type) Chief Executive Officer				

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E	. STATE SIGNATURE		
1.	Is any party described in 17 CFR 230.252 presently subject t provisions of such rule?		Υεs	No □NOT APPLICABLE
	Sec Ap	pendix, Column 5, for state respo	nse.	
2.	The undersigned issuer hereby undertakes to furnish to any s 239.500) at such time as required by state law.	tate administrators of any state in	which this notice is filed, a notice	ce on Form D (17 CFR
3.	3. The undersigned issuer hereby undertakes to furnish to the st	tate administrators, upon written t	equest, information furnished by	the issuer to offerees.
4.	4. The undersigned issuer represents that the issuer is familiar value Exemption (ULOE) of the state in which this notice is filed a establishing that these conditions have been satisfied. NOT	and understands that the issuer cla		
	The issuer has read this information and knows the contents to be authorized persons.	true and has duly caused this noti	ce to be signed on its behalf by th	ne undersigned duly
	Issuer (print or type) TIC Carrington Ridge, LLC	W. B.	Date 5/2	24/07
		gnet (print or type) securive Officer		
		1		

#### Instruction:

Print the name and title of the signing representative under this signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

## APPENDIX

1	2		2 3 4							
	Intend to sell to non-accredited investors in State (Part B-Item 1)		Type of security and aggregate offering price offered in state (Part C-Item 1)		amount pur	investor and rchased in State C- Item 2)		under Stat yes, a explanatio granted (F	ification c ULOE (if attach n of waiver Part E-Item NOT CABLE	
			\$8,550,000 in Tenant in Common Interests	Number of Accredited		Number of Non-Accredited				
State AL	Yes	No		Investors	Amount	Investors	Amount	Yes	No	
AK		X	Interests - \$8,550,000			<del> </del>	<u> </u>			
AZ		X	Interests - \$8,550,000							
		X	Interests - \$8,550,000							
AR		х	Interests - \$8,550,000							
CA		х	Interests - \$8,550,000	3	517,275					
СО		x	Interests - \$8,550,000						ĺ	
СТ		х	Interests - \$8,550,000	ļ						
DE		х	Interests - \$8,550,000							
DC		х	Interests - \$8,550,000							
FL		х	Interests - \$8,550,000							
GA		х	Interests - \$8,550,000							
НІ		х	Interests - \$8,550,000			-		-		
ID		х	Interests - \$8,550,000							
IL		х	Interests - \$8,550,000							
IN		х	Interests - \$8,550,000							
IA		Х	Interests - \$8,550,000							
KS		х	Interests - \$8,550,000							
KY		х	Interests - \$8,550,000		·n=-					
LA		х	Interests - \$8,550,000							
ME		х	Interests - \$8,550,000							
MD		х	Interests - \$8,550,000							
MA		х	Interests - \$8,550,000	ı	342,000					
MI		х	Interests - \$8,550,000				) 			
MN		х	Interests - \$8,550,000		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
MS		х	Interests - \$8,550,000							
МО		х	Interests - \$8,550,000							

### **APPENDIX**

1		2	3		· -	4			5 lification
	to non- investo	nd to sell accredited ors in State B-Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		amount pi	f investor and urchased in State t C- Item 2)		under Stat yes, explanatio granted (l	te ULOE (if attach on of waiver Part E-Item NOT CABLE
			\$8,550,000 in Tenant in Common Interests	Number of Accredited		Number of Non-Accredited			<b>B</b> 1-
State MT	Yes	No X	Interests - \$8,550,000	Investors	Amount	Investors	Amount	Yes	No
NE		X	Interests - \$8,550,000			<u> </u>		-	1
NV		X	Interests - \$8,550,000	1	349,695			<u> </u>	
NH		X	Interests - \$8,550,000	-		<u> </u>		-\ <u></u>	
NJ		X	Interests - \$8,550,000						<del> </del>
NM		x	Interests - \$8,550,000						
NY		х	Interests - \$8,550,000		<del></del>				
NC		X	Interests - \$8,550,000						
ND		x	Interests - \$8,550,000					<del> </del>	
OH		х	Interests - \$8,550,000						<u> </u>
OK		x	Interests - \$8,550,000		<del></del>			<del>                                     </del>	<del> </del>
OR		Х	Interests - \$8,550,000						
PA		Х	Interests - \$8,550,000			<del> </del>	<del></del>		
RI		Х	Interests - \$8,550,000					<del>                                     </del>	<b>+</b>
SC		х	Interests - \$8,550,000				<u></u>		
SD		х	Interests - \$8,550,000						1
TN		х	Interests - \$8,550,000		* .				
ΤX		Х	Interests - \$8,550,000						
UT		Х	Interests - \$8,550,000						
VT		х	Interests - \$8,550,000						
VA		х	Interests - \$8,550,000						
WA		х	Interests - \$8,550,000						
WV		х	Interests - \$8,550,000						
WI		х	Interests - \$8,550,000	~					
WY		х	Interests - \$8,550,000						
PR									